



2021-018534

Klamath County, Oregon

12/15/2021 09:49:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Chelsey Dawn Girtman

5323 Shasta Way

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Chelsey Dawn Girtman

5323 Shasta Way

Klamath Falls, OR 97603

File No. 507768AM

STATUTORY WARRANTY DEED

Deborah Ann Wallace, Trustee of the Gina Marie Irrevocable Spendthrift Trust, dated December 4, 2017,

Grantor(s), hereby convey and warrant to

Chelsey Dawn Girtman,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land situated in the W 1/2 of Tract 64, FAIR ACRES SUBDIVISION NO. 1, more particularly described as follows:

Beginning at an iron pin on the North boundary of Shasta Way, said point being East along the North boundary of Shasta Way a distance of 156.5 feet from the Southwest corner of said Tract 64; thence West along the North boundary of Shasta Way a distance of 71.5 feet to an iron pin; thence North parallel with the West boundary of said Tract 64 a distance of 118.0 feet to an iron pin; thence East parallel with Shasta Way a distance of 71.5 feet to an iron pin; thence South parallel with the West boundary of said Tract 64 a distance of 118.0 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$172,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14 day of December, 2021

Gina Marie Irrevocable Spendthrift Trust

By: Deborah Ann Wallace
Deborah Ann Wallace, Trustee

State of Oregon} ss.
County of Klamath}

On this 14 day of December, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Deborah Ann Wallace known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Gina Marie Irrevocable Spendthrift Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: 10/23/2022

